

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>J. Scott Williams, State Bar No. 110173 J. SCOTT WILLIAMS, ATTORNEY AT LAW 15615 Alton Pkwy, Suite 175 Irvine, CA 92618 TEL 909-660-8680 FAX 866-2848670 jwilliams@williamsbkfirm.com</p>		<p>FOR COURT USE ONLY</p>	
<p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor in Possession</p>			
<p><b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - <u>SANTA ANA DIVISION</u> DIVISION</b></p>			
<p>In re: AMIR KEIVAN HEDAYAT MINOU M. HEDAYAT</p>		<p>CASE NO.: 8:22-bk-10087-ES CHAPTER: 11</p>	
<p>Debtor(s).</p>		<p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>	

<b>Sale Date:</b> 05/12/2022	<b>Time:</b> 10:30 AM
<b>Location:</b> 411 W. 4th Street, Courtroom 5a, Santa Ana, CA 92701	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 04/28/2022

**Description of property to be sold:** 2856 Ballesteros Lane, Tustin, CA 92782  
Single Family residence, commonly known as: 2856 Ballesteros Lane, Tustin, CA 92782.

**Terms and conditions of sale:**  
\$990,000.00, payable in full at close of escrow. \$27,600.00 earnest money deposit. Subject to bankruptcy court approval and overbid.

**Proposed sale price:** 990000

**Overbid procedure (if any):**

Overbids due by 5:00 pm on May 10, 2022. Initial overbid is \$1,015,000. Subsequent bids in increments of \$10,000. Deposit of \$30,000.00. All other terms must be same as proposed sale.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Lars Nordstrom, First Team Real Estate  
8028 E. Santa Ana Canyon Rd.  
Anaheim Hills, CA 92808  
714-345-8579  
homesbynordstrom@gmail.com

Date: 04/18/2022

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
15615 Alton Pkwy, Suite 175, Irvine, CA 92618

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 04/18/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 04/18/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

04/18/2022 J. SCOTT WILLIAMS  
Date Printed Name

/s/J. Scott Williams  
Signature

## **PROOF OF SERVICE**

*(Continued)*

### **I. SERVED VIA NEF:**

- Greg P Campbell ch11ecf@aldridgepite.com,  
gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
- Nancy S Goldenberg nancy.goldenberg@usdoj.gov
- Allan D Sarver ADS@asarverlaw.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- J Scott Williams jwilliams@williamsbkfirm.com, g24493@notify.cincompass.com

### **II. SERVED VIA U.S.MAIL:**

*(See Attached)*

Label Matrix for local noticing  
0973-8  
Case 8:22-bk-10087-ES  
Central District of California  
Santa Ana  
Mon Apr 18 14:24:45 PDT 2022

Santa Ana Division  
411 West Fourth Street, Suite 2030,  
Santa Ana, CA 92701-4500

Allstar Financial  
20700 Ventura Blvd Ste 222  
Woodland Hills, CA 91364-0888

Capital One  
Attn: Bankruptcy  
PO Box 30285  
Salt Lake City, UT 84130-0285

Capital One Bank (USA), N.A.  
by American InfoSource as agent  
PO Box 71083  
Charlotte, NC 28272-1083

Capital One Bank USA N  
PO Box 31293  
Salt Lake City, UT 84131-0293

Discover Bank  
Discover Products Inc  
PO Box 3025  
New Albany, OH 43054-3025

Discover Fin Svcs LLC  
PO Box 15316  
Wilmington, DE 19850-5316

Discover Financial  
Attn: Bankruptcy  
PO Box 3025  
New Albany, OH 43054-3025

Hoag Memorial Hospital  
c/o Progressive Mgmt Systems  
1521 W Cameron Ave  
West Covina, CA 91790-2738

Hoag Memorial Hospital Presbyt  
c/o Progressive Mgmt Systems  
1521 W Cameron Ave  
West Covina, CA 91790-2738

INTERNAL REVENUE SERVICE  
P.O. BOX 7346  
PHILADELPHIA, PA 19101-7346

Nationstar Mortgage LLC  
c/o Shapiro VanNess Sherman & Marth  
949 S Coast Dr Ste 475  
Costa Mesa, CA 92626-7792

Progressive Mgmt Syste  
1521 W Cameron Ave  
West Covina, CA 91790-2738

Shellpoint  
PO Box 619063  
Dallas, TX 75261-9063

South Tahoe Refuse Inc.  
c/o National Business Fact  
969 Mica Dr  
Carson City, NV 89705-7170

The Bank of New York Mellon Trustee (See 410  
c/o NewRez LLC  
d/b/a Shellpoint Mortgage Servicing  
PO Box 10826  
Greenville, South Carolina 29603-0826

U.S. Bank National Association  
C/O Nationstar Mortgage LLC d/b/a Mr. Co  
Attn: Bankruptcy Dept  
PO Box 619096  
Dallas TX 75261-9096

UC Irvine Health System  
c/o California Business Bureau  
1711 S Mountain Ave  
Monrovia, CA 91016-4256

United States Trustee (SA)  
411 W Fourth St., Suite 7160  
Santa Ana, CA 92701-4500

Amir Keivan Hedayat  
1732 Lemon Heights Dr  
Santa Ana, CA 92705-2530

J Scott Williams  
15615 Alton Pkwy Ste 175  
Irvine, CA 92618-7303

Lars Nordstrom  
First Team Real Estate  
8028 E. Santa Ana Canyon Rd  
Anaheim, CA 92808-1108

Minou M. Hedayat  
1732 Lemon Heights Dr  
Santa Ana, CA 92705-2530

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Allstar Financial Services Inc,

(u)Courtesy NEF

(u)U.S. Bank National Association, as Trustee

(du)U.S. Bank National Association, as Trustee

End of Label Matrix

Mailable recipients 23

Bypassed recipients 4

Total 27